File Box
24B

WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 384,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sandra Diane McKay	New owner	Map 85
313 Riverstone Blvd.		Group 14-0-A
Nashville, TN 37214		Parcel 313.00 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Caliber Development Group, LP

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sandra Diane McKay

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 24 (a/k/a Unit No. 313), on the Plan of Riverstone Condominiums, Phase Two, of record in Instrument 20010814-0087503, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Caliber Development Group, L.P. by deed from Riley, Russell, Cahn & Associates, of record in Book 10467, Page 32, dated May 22, 1997, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 313 Riverstone Blvd., Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of March, 2007.

Caliber Development Group, LP

BY: _____
Gary K. Pickens
Partner

BY: _____
~~Kenneth~~ W. Abrams
Partner
Keith

Davidson County DEEDWARR
Recvd: 04/04/07 13:54 2 pgs
Fees:13.00 Taxes:1424.13
20070404-0040473

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary K. Pickens and Kenneth W. Abrams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Partners respectively of the Caliber Development Group, L.P. the within named bargainer, and that he/she as such Partners being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the said Gary K. Pickens and Kenneth W. Abrams as such Partners.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of March, 2007.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.